

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 58433

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2533 West Wood DR TAX SCHEDULE NO. 2945-032-34-006
SUBDIVISION Valley meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2800
FILING 2 BLK 1 LOT 6 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER Terry Larson NO. OF DWELLING UNITS
BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 761 Tulip DR
NO. OF BLDGS ON PARCEL
(1) TELEPHONE 245-9657 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Self USE OF EXISTING BLDGS RES
(2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE _____ New Home

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 2.8 Maximum coverage of lot by structures _____
SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater Special Conditions _____
Side 10' from PL Rear 20' from PL
Maximum Height _____
CENSUS TRACT 10 TRAFFIC ZONE 19

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Terry Larson Date _____

Department Approval Santa Costello Date 12/9/96

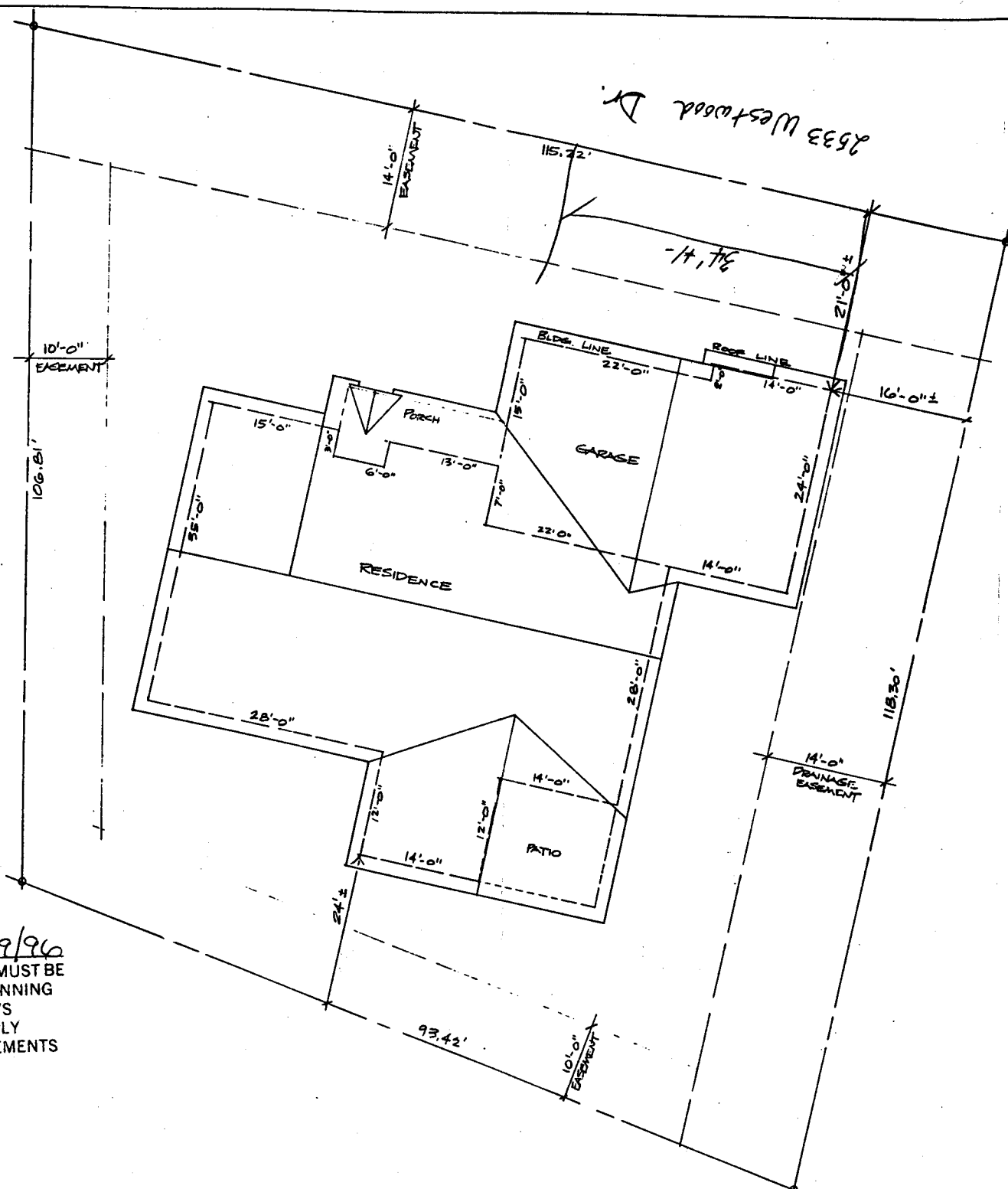
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9722

Utility Accounting OMC Date 12/9/96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

96-1-21
12-11-96
S. Larson
LOCATION OK
PRIVACY



SITE PLAN
 1/8" = 1'-0" ±
 VALLEY MEADOWS
 FILING NO. TWO
 BLOCK NO. ONE
 LOT NO. SIX



ACCEPTED SLC 12/9/96
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

TERRY LARSON
 RESIDENCE 1 of 4